



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Request sketch plat review of our proposed subdivison creating 2 new tracts from 1 existing tract.		

APPLICATION INFORMATION			
Applicant: GBN Holdings LLC		Phone:	
Address: PO Box 66408		Email:	
City: Albuquerque	State: NM	Zip: 87193	
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050	
Address: PO Box 44414		Email: cartesianryan@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
Proprietary Interest in Site:		List all owners: GBN Holdings LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Tract 1-A		Block: 101	Unit:
Subdivision/Addition: Brentwood Hills Subdivision		MRGCD Map No.:	UPC Code: 102205902845521401
Zone Atlas Page(s): H-22-Z	Existing Zoning: MX-M		Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots: 2		Total Area of Site (Acres): 1.8022
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 2600 Juan Tabo Blvd NE		Between: Lexington Ave NE	and: Candelaria Rd NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date: 02/28/2022	
Printed Name: Ryan J. Mulhall		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:		Date: Project #	

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.

☒ SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing? N/A if yes, indicate language: _____
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - ☒ Zone Atlas map with the entire site clearly outlined and labeled
 - ☒ Letter describing, explaining, and justifying the request
 - ☒ Scale drawing of the proposed subdivision plat
 - ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- _____ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - _____ Zone Atlas map with the entire site clearly outlined and labeled
 - _____ Proposed Final Plat
 - _____ Design elevations & cross sections of perimeter walls
 - _____ Copy of recorded IIA
 - _____ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
 - _____ DXF file and hard copy of final plat data for AGIS submitted and approved

☐ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

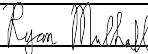

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- _____ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - _____ Zone Atlas map with the entire site clearly outlined and labeled
 - _____ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
 - _____ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - _____ Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal.
 - _____ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
 - _____ Sidewalk Exhibit and/or cross sections of proposed streets
 - _____ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
 - _____ Proposed Infrastructure List, if applicable
 - _____ Required notice with content per IDO Section 14-16-6-4(K)
 - _____ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - _____ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
 - _____ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
 - _____ DXF file and hard copy of final plat data for AGIS submitted and approved

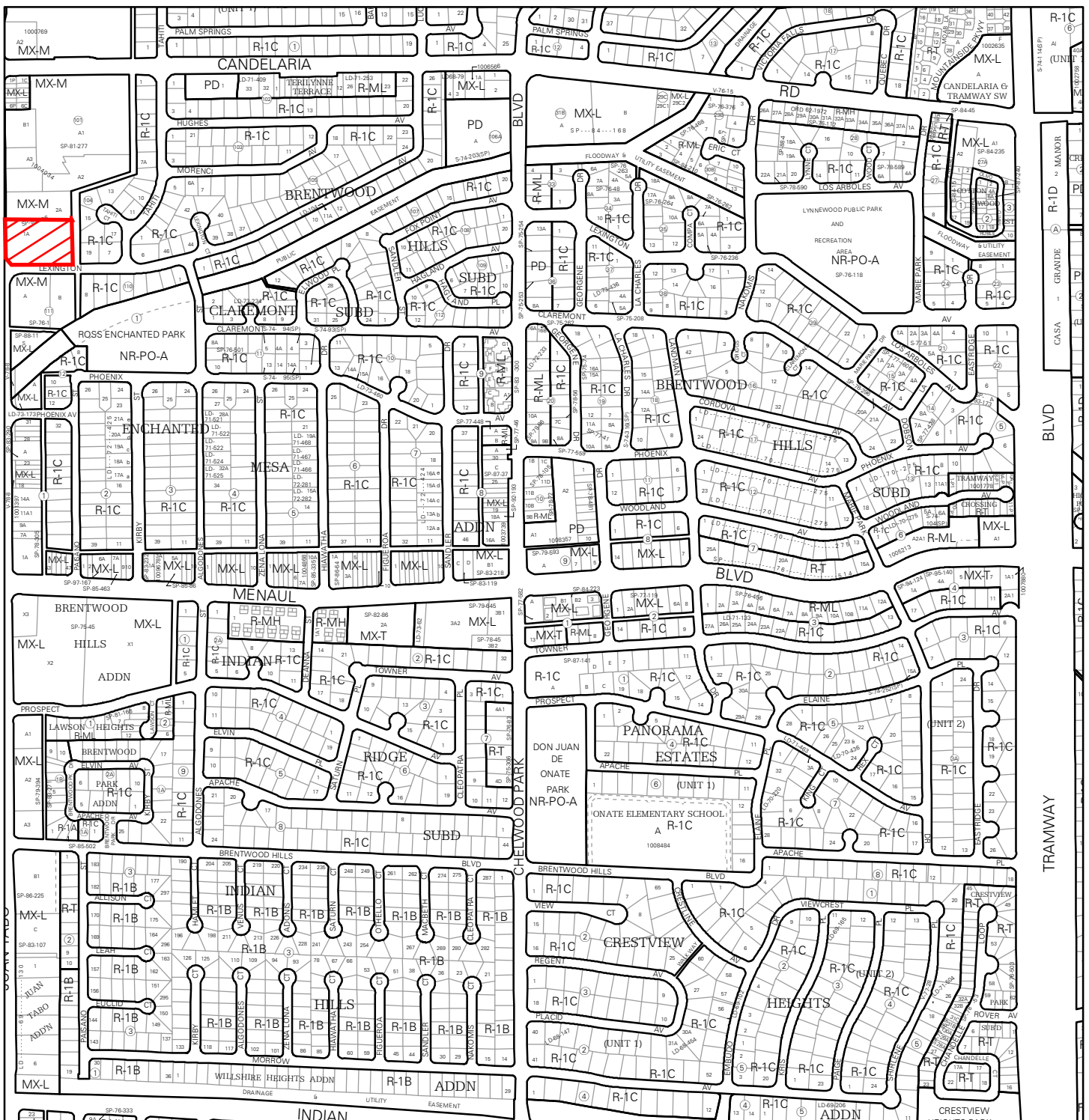
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

☐ MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- _____ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - _____ Zone Atlas map with the entire site clearly outlined and labeled
 - _____ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - _____ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
 - _____ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
 - _____ Infrastructure List, if applicable

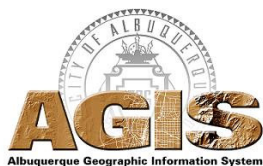
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>		
Signature: 		Date: 02/28/2022
Printed Name: Ryan J. Mulhall		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Project Number:		Case Numbers
		-
		-
		-
Staff Signature:		
Date:		

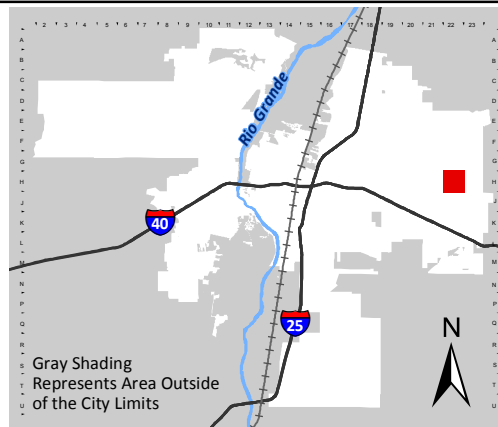


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-22-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

February 28, 2022

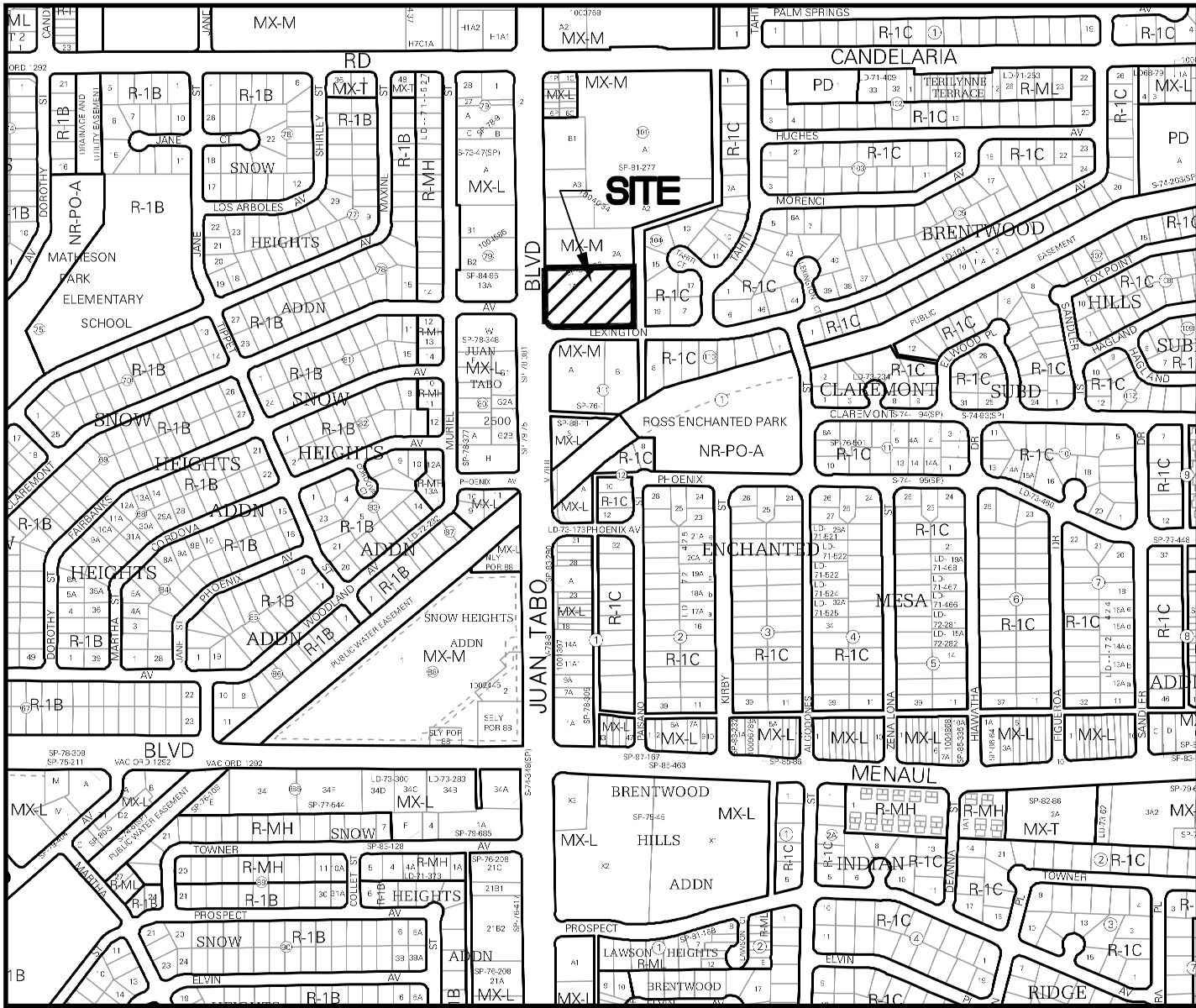
Development Review Board
City of Albuquerque

**Re: Sketch Plat Review for Proposed Subdivision of Tract 1-A of Brentwood Hills
Subdivision**

Members of the Board:

Cartesian Surveys is acting as an agent for GBN Holdings LLC, and we request a sketch plat review to create two (2) new tracts from one (1) existing tract by subdivision of Tract 1-A, Block 101 of Brentwood Hills Subdivision, located at 2600 Juan Tabo Blvd NE between Lexington Ave NE and Candelaria Rd NE. The property is currently zoned as MX-M (Mixed-Use – Moderate Intensity).

Thank you,
Ryan J. Mulhall



Vicinity Map - Zone Atlas H-22-Z



Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 8120156MD AND AN EFFECTIVE DATE OF DECEMBER 8, 2008.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 9, 1999 IN BOOK 99C, PAGE 310.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 26, 2022, AS DOCUMENT NUMBER 2022008432.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0357H, DATED AUGUST 16, 2012.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Indexing Information

Section 10, Township 10 North, Range 4 East
Subdivision: Brentwood Hills
Owner: GBN Holdings LLC
UPC #: 102205902845521401

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 1.8022 ACRES
ZONE ATLAS PAGE NO. H-22-Z
NUMBER OF EXISTING LOTS. 1
NUMBER OF LOTS CREATED. 2
MILES OF FULL-WIDTH STREETS. 0 MILES
MILES OF HALF-WIDTH STREETS. 0 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0 ACRES
DATE OF SURVEY. FEBRUARY 2022

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2022.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

TRACT NUMBERED ONE-A (1-A) IN BLOCK NUMBERED ONE HUNDRED ONE (101) OF BRENTWOOD HILLS SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 9, 1999, IN PLAT BOOK 99C, PAGE 310.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 102205902845521401

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for Tracts 1-A-1 and 1-A-2, Block 101 Brentwood Hills Subdivision Being Comprised of Tract 1-A, Block 101 Brentwood Hills Subdivision City of Albuquerque Bernalillo County, New Mexico March 2022

Project Number: PR-2022-00

Application Number: SD-2022-00

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCA

City Engineer

DRB Chairperson, Planning Department

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. Date
N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com



Sheet 1 of 3
220301

Plat for
Tracts 1-A-1 and 1-A-2, Block 101
Brentwood Hills Subdivision
Being Comprised of
Tracts 1-A, Block 101
Brentwood Hills Subdivision
City of Albuquerque
Bernalillo County, New Mexico
March 2022

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easement Notes

- 1 EXISTING 9’ PUBLIC ROADWAY EASEMENT TO THE CITY OF ALBUQUERQUE (11/9/1999, 99C–310)
- 2 EXISTING PERPETUAL NON–EXCLUSIVE AND RIGHT OF WAY FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF TRACTS 1 AND 2 (2/6/1985, BK. MISC. 198A, PG. 984–996, DOC. NO. 85 9723) AND REDEFINED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS (11/9/1999, BK. 9915, PG. 653, DOC. NO. 1999141092)
- 3 EXISTING 10’ PNM AND QWEST CORPORATION EASEMENT FOR JOINT ELECTRIC AND GAS (12/14/2006, BK. A128, PG. 7007, DOC. NO. 2006187519)
- 4 EXISTING 15’ X 95’ PERPETUAL, NON–EXCLUSIVE ACCESS, INGRESS AND EGRESS EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC FOR THE BENEFIT OF TRACT 1–A (11/9/1999, BK. 9915, PG. 653, DOC. NO. 1999141092)
- 5 EXISTING PERPETUAL, NON–EXCLSUSIVE EASEMENT THROUGH AND ACROSS THE ACCESS AREAS LOCATED WITHIN TRACT 2–A FOR THE PURPOSE OF ACCESS, INGRESS, EGRESS AND MOVEMENT BY VEHICULAR AND PEDESTRIAN TRAFFIC TO AND FROM TRACT 1–A (11/9/1999, BK. 9915, PG. 653, DOC. NO. 1999141092)
- 6 EXISTING 15’ X 95’ PERPETUAL, NON–EXCLUSIVE ACCESS, INGRESS AND EGRESS EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC FOR THE BENEFIT OF TRACT 2–A (11/9/1999, BK. 9915, PG. 653, DOC. NO. 1999141092)
- 7 EXISTING PERPETUAL, NON–EXCLUSIVE EASEMENT THROUGH AND ACROSS THE ACCESS AREAS LOCATED WITHIN TRACT 1–A FOR THE BENEFIT OF TRACT 2–A FOR THE PURPOSE OF ACCESS, INGRESS, EGRESS AND MOVEMENT BY VEHICULAR AND PEDESTRIAN TRAFFIC TO AND FROM TRACT 2–A (11/9/1999, BK. 9915, PG. 653, DOC. NO. 1999141092)

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

BENJAMIN MILLER, OWNER, _____ DATE
GBN HOLDINGS LLC

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BENJAMIN MILLER, OWNER, GBL HOLDINGS LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
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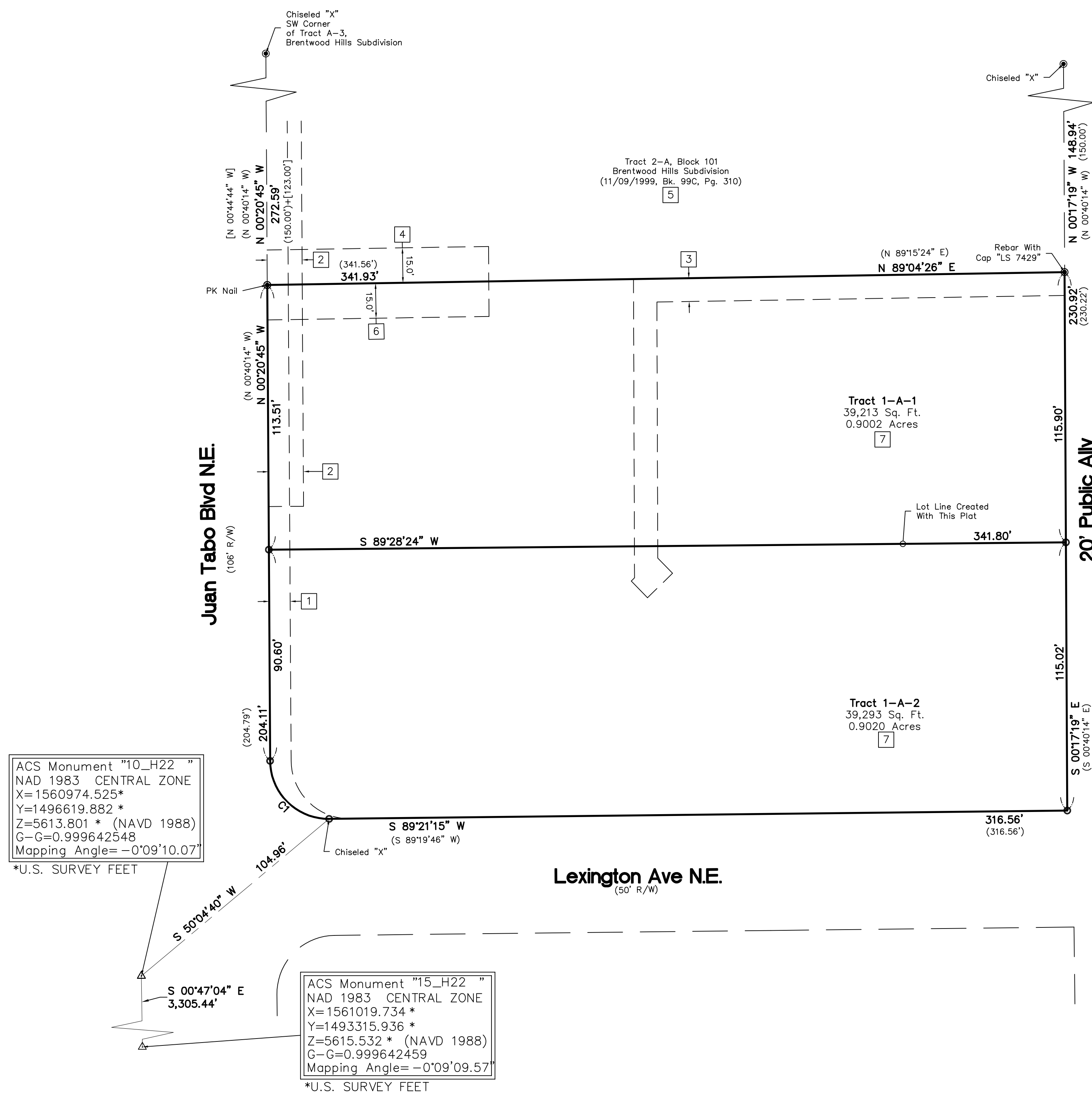
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (11/09/1999, 99C-310)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (06/18/2012, 2012C-74, DOC# 2012060533)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND ACS MONUMENT AS INDICATED

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.40' (39.27')	25.00' (25.00')	90°18'00"	35.45'	N 45°29'45" W

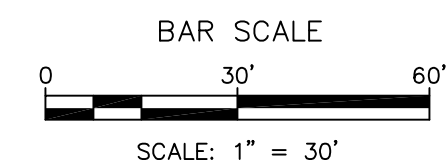


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Legend

N 90°00'00" E	RECORD BEARINGS AND DISTANCES PER PLAT (11/09/1999, 99C-310)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (06/18/2012, 2012C-74, DOC# 2012060533)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	ACS MONUMENT
▭	COVERED AREA
▭	CONCRETE
▨	BLOCK WALL
□	UTILITY PEDESTAL
— OHU —	OVERHEAD UTILITY LINE
●	UTILITY POLE
→	ANCHOR
☆	LIGHT POLE
⊕	ELECTRIC METER
T	TRANSFORMER
⊙	GAS METER
⊗	WATER METER
⚡	STORM DRAIN INLET
⊙	MANHOLE
⊙∞	SAS CLEANOUT
⊠	IRRIGATION BOX
⊖	SIGN
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY
R	RAMP



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